Karen Johnson Davidson County
Batch# 645018 DEEDWARR
05/26/2021 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20210526-0071601

Lenders Title Company File No. 21-000165-528

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $305,000.00.

Affiant

Subscribed and sworn to before me, this 24 day of May, 2021.

Notary Public

My commission expires: 3-8-25

LIZ DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Juan Josue Colmenero Tavera	NEW OWNER	074-12-0-085.00
3818 Plantation Drive		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Andrew C. Derouin and Tracy H. Derouin, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Juan Josue Colmenero Tavera, an unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 537 on the Plan of Section Five, Hermitage Hills of record in Plat Book 3300, Page (s) 1 and 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot 537 fronts 77.2 feet on the Westerly side of Plantation Drive and runs back between lines 150 feet on the Southerly side line and 153.49 feet on the Northerly side line to a line in the rear measuring 90.3 feet thereon.

Being the same property conveyed to Andrew C. Derouin and Tracy H. Derouin, husband and wife by Warranty deed from Jason Mattingly and Katherine Elizabeth Mattingly, husband and wife of record in Instrument No. 20210128-0012828 Register's Office for Davidson County, Tennessee.

This is improved property known as **3818 Plantation Drive, Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 24th day of May, 2021.

Andrew C. Derouin

Tracy H. Derouin

STATE OF Pennsylvania

COUNTY OF Butler

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Andrew C. Derouin and Tracy H. Derouin, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 24th day of May, 2021.

Kimberly S. Widdersheim

Notary Public

My Commission Expires: 8-20-2023

Commonwealth of Pennsylvania - Notary Seal
Kimberly S. Widdersheim, Notary Public
Butler County
My commission expires August 20, 2023
Commission number 1292693
Member, Pennsylvania Association of Notaries

Lenders Title Company File No. 21-000165-528

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 3-8-2025

